

**Board of Adjustments  
May 8, 2013  
6:00 p.m.**

Present from the Board of Adjustments:

Mary Anderson, Teri Morris, Lee Holmstead, Nate Palmer, Zoning Administrator, Scott Olsen, Sanpete County Deputy Clerk, Gayelene Henrikson, Erica Wightman is excused.

The meeting is called to order by Zoning Administrator, Scott Olsen

**APPOINT A NEW CHAIRPERSON FOR THE BOARD OF ADJUSTMENTS**

Motion is made by Mary Anderson to appoint Nate Palmer as Chair on the Board of Adjustments. Motion is seconded by Lee Holmstead, motion passes. Nate takes charge of meeting.

**APPROVE MINUTES FROM NOVEMBER 8, 2009**

Motion is made by Lee Holmstead to approve the minutes from November 11, 2009. Motion is seconded by Teri Morris, motion passes.

**JARED SHELLEY: REQUEST FOR A VARIANCE ON AN EXISTING HOME ON S 22014X2 NORTHEAST OF MT PLEASANT ON .91 ACRES IN THE A ZONE**

Jared Shelley is present. Lee Holmstead reviews the request. The original parcel had 8 acres and in 1995 the original owner was allowed to build a new home on the 8 acres that also had an existing older home which would become a guest home. The original owners built the house and then years later, split the acres into different lots. The houses are to close in proximity for the setback, so they split the property to .91 acres. The parcel was split and recorded on November 20, 2000 when the county was zoned 1 acre minimum. Mr. Shelley has bought and refinanced this home with no problems. Now, they have built a new home and had an additional appraisal done on the home and was told the property is an illegal lot size and wouldn't be able to sell it. It became an illegal lot when the lot was split in 2000 as the zone was 1 acre minimum. Discussion ensued regarding how the property was allowed the incorrect acreage. The .91 acres is with the older home and is now zoned 5 acres minimum. Ms. Morris questioned the availability to annex the rest of the acreage to complete the 1 acre. Mr. Shelley might be able to get the acreage. No comments from the audience. Mr. Holmstead can't validate the variance unless the set back is correct and the property has a complete 1 acre. Motion is made by Lee Holmstead to *approve* the variance when an official survey is completed proving it is an acre and setbacks for the original homes are met. Motion is seconded by Teri Morris, motion passes.

With no further business before the Board of Adjustments, motion is made by Mary Anderson to adjourn. Motion seconded by Teri Morris, the motion passes.

The meeting is adjourned at 6:17 P.M.